

**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Landmark/District: **U Street Historic District**
Address: **1909 13th Street NW**

Meeting Date: **February 22, 2018**
Case Number: **18-131**

() Agenda
(X) Consent
(X) Concept
(X) Alteration
() New Construction
() Demolition

Property Description

Architect David Bloom, presenting owner Indrit Bregasi, seeks concept review to construct a roof and rear addition to a three-story rowhouse in the U Street Historic District. The building is located second from the end in a row of similar brick bay-front, Italianate rowhouses built by William Lawson in 1893.

Proposal

The proposal calls for construction of a rear addition, extension of the existing 3rd floor and a roof deck. The project would demolish the rear wall and rear ell. The addition would extend the rear wall approximately six feet further to the rear, and include a small court on the north side (the existing court is on the south). The third story will be expanded to the depth of the rear façade with large patio windows and a Juliet balcony. A spiral stair will be located in the new side court. The inset portion would align with the neighboring property to the north.

The proposed roof deck would be set back 33' feet from the front façade and sit off from the original roof. The roof deck proposes a 42" parapet wall and setback 10' from the rear roof. The rear addition will be clad in stucco with large window openings on each level.

Evaluation

The addition is compatible in massing, height and materials with the character of the row. A site visit has confirmed that the addition and roof deck would not be visible from any public street views. In order not to result in substantial demolition of the roof framing, the applicant has been encouraged to either provide clear demolition plans or to pull the deck off the main block of the house.

Recommendation

The HPO recommends that the Board find the concept compatible with the character of the historic district and that final review be delegated to staff.

Staff Contact: Imania Price